



Church Property For Sale

Pleasant Run Presbyterian Church
11565 Pippin Rd, Cincinnati, OH 45231



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

4695 Lake Forest Drive, Suite 100
Cincinnati, OH 45242
513 769 1700 tel
bergmancommercial.com



Pleasant Run Church

11565 Pippin Rd, Cincinnati, Ohio 45231

Property Highlights

- Beautiful Church in Pleasant Run District of Colerain Township
- 11,544+/- Square Feet Building, Sitting on 3.137+/- Acres
- Equipped with an Elevator for Ease of Access
- Ideal for Mid-to-Large Sized Congregations
- Ample Parking & Outdoor Space Available
- Sale Price: \$849,000

Sale Price:	\$849,000
Building Size:	11,544+/- SF
Lot Size:	3.137 Acres

For More Information

Thomas Zipperstein

O: 513 322 8323

tzipperstein@bergman-group.com | OH #SAL.2023001646

Building Information

Building Name	Pleasant Run Presbyterian Church
Address	11565 Pippin Rd, Cincinnati, OH 45231
County	Hamilton
Parcel ID	51000240027
Land Use Code	685 - Public Worship
Total Acres	3.1370
Year Built	1956
Stories	2
Square Feet	11,544+/-
Other Structures	Garage, Shed
Zoning	SUR - Single Unit Residential
Parking	45+/- Spaces
Sanctuary Capacity	229 + Balcony
Rooms	10-12, Fellowship Hall, Kitchen, and more
Real Estate Taxes	\$158/yr

Building Mechanicals & Systems Information

Security System	Intelligence 360LLC installed 2/2021 24/7 Monitors, Cameras, & Audio
Roof Replacement	Duckie Xterior Solutions installed 12/2020 Type - Dimensional
Fire Monitoring	ProAlert(Fire equipment)/Guardian(System Monitor) Fire extinguisher and exit sign locations in Trustee manual
Water & Heating	Heating System. Gas hot water system. Repair likely needed for the boiler. Contact: Aspin Air.
Air Conditioning System	Consists of 3 separate units. Each unit has an outside compressor and an inside expansion device located in the attic. Two of the three units were completely Replaced in 2022. The third unit was still under warranty.

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For Sale

11,544+/- SF | \$849,000

Special Purpose Space



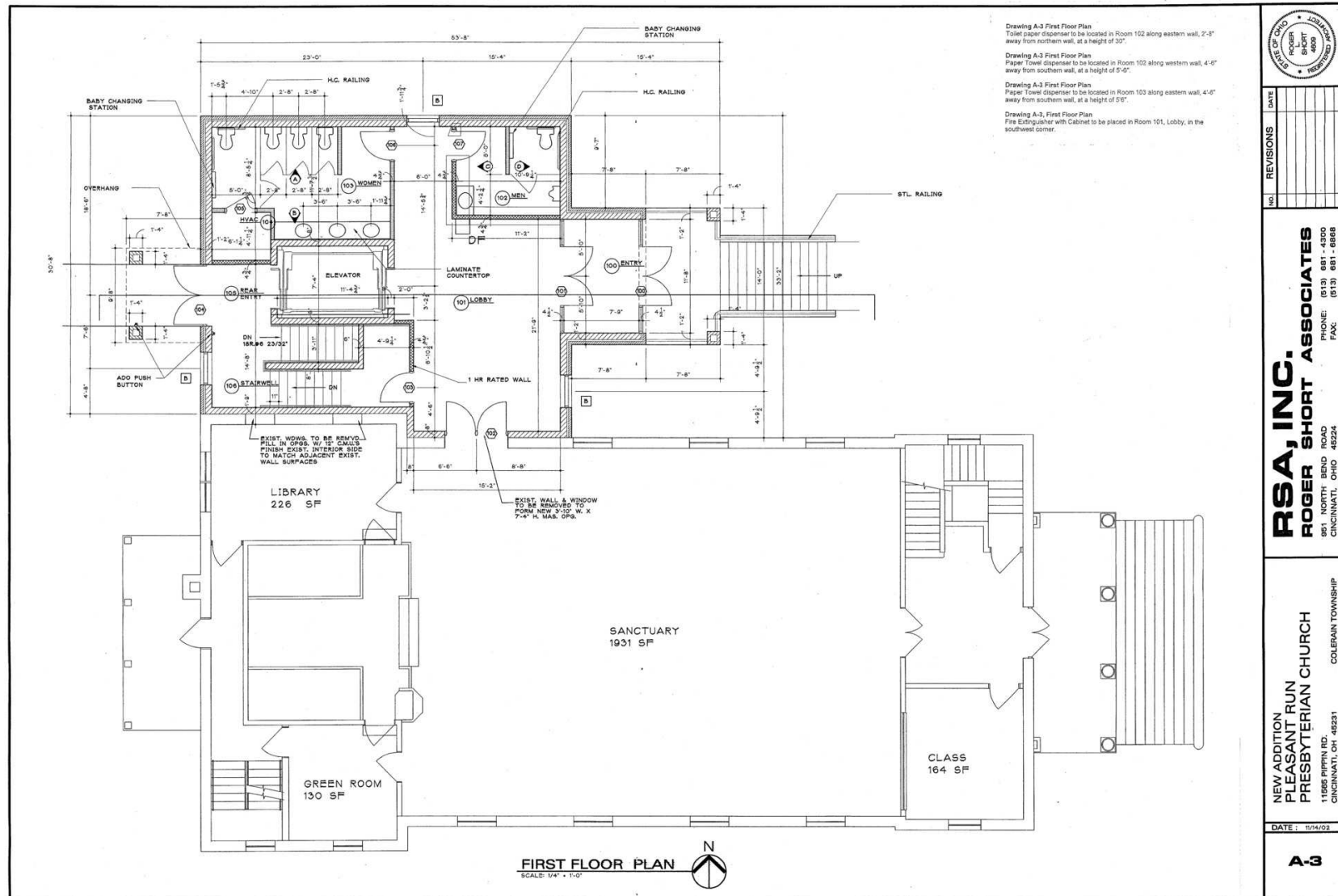


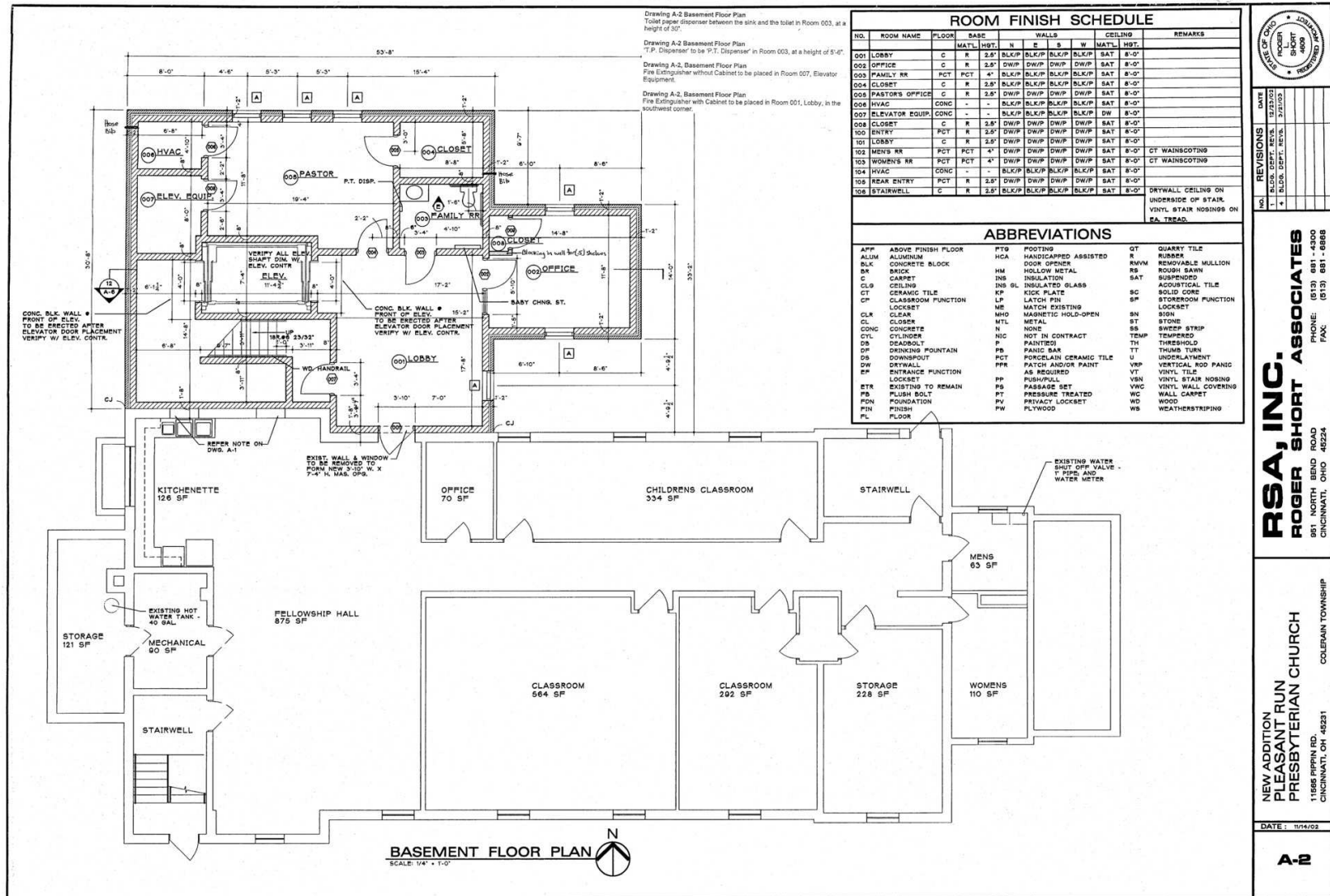
For Sale

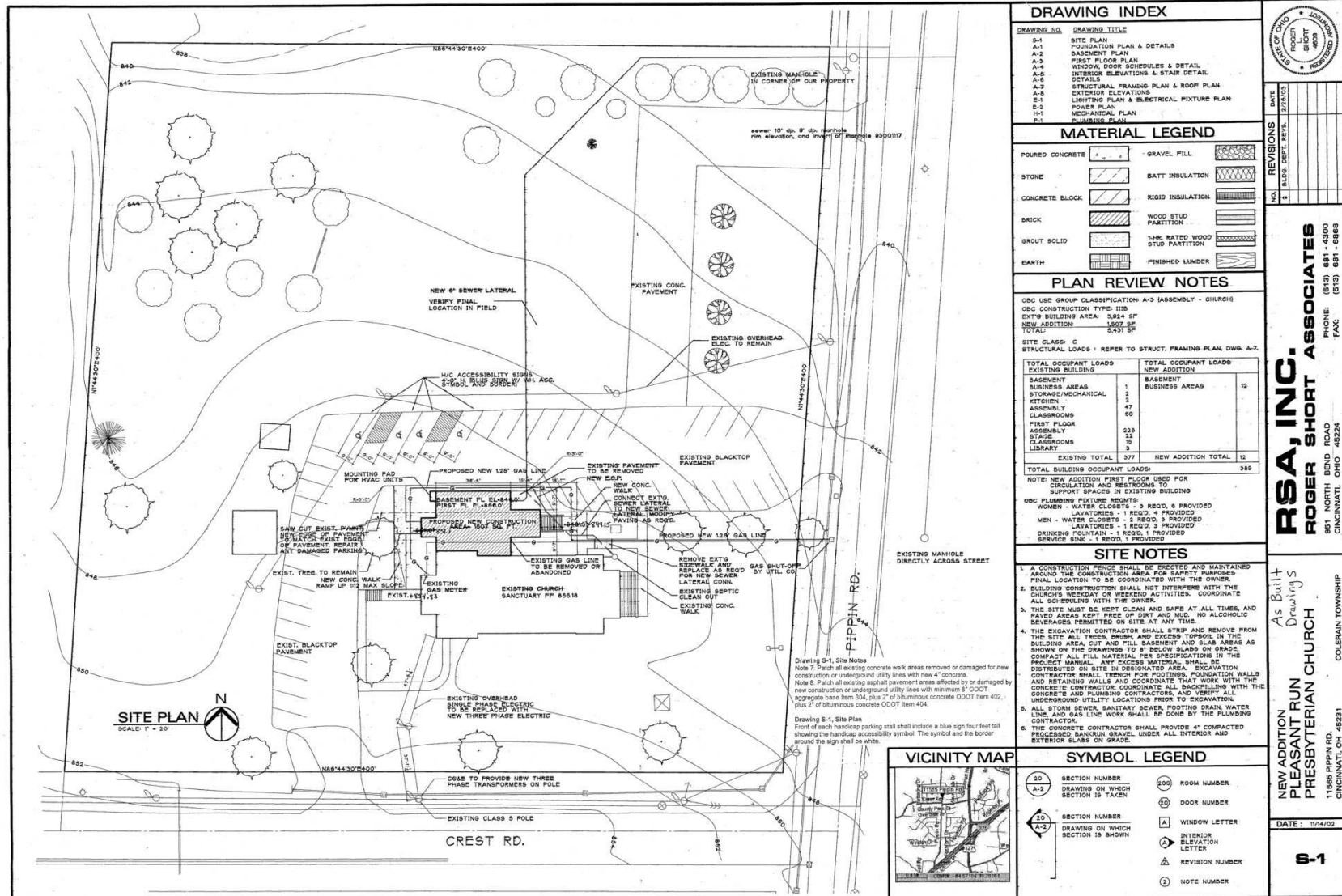
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Special Purpose Space









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Population	3 Miles	5 Miles	10 Miles
Total Population	51,941	154,770	520,241
Average Age	41	41	40
Average Age (Male)	40	39	39
Average Age (Female)	43	42	41
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	19,739	61,619	209,835
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$94,563	\$86,040	\$92,402
Average House Value	\$223,165	\$205,792	\$238,812

Demographics data derived from AlphaMap

